

SO ORDERED.



1 **TIFFANY & BOSCO**
2 P.A.

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Dated: September 20, 2010

Charles G. Case

CHARLES G. CASE, II
U.S. Bankruptcy Judge

5 Mark S. Bosco
State Bar No. 010167
6 Leonard J. McDonald
State Bar No. 014228
7 Attorneys for Movant

8 10-04194

9
10 **IN THE UNITED STATES BANKRUPTCY COURT**
11
12 **FOR THE DISTRICT OF ARIZONA**

13 IN RE:
14 Joseph Lee Mauk
15 Debtors.

No. 2:10-bk-03301-CGC

Chapter 7

16 Wells Fargo Bank, N.A.
17 Movant,
18 vs.

O R D E R

(Related to Docket #21)

Hearing Date: July 22, 2010

19 Joseph Lee Mauk
20 Debtors; Lothar Goernitz, Trustee.

Respondents.

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22 **IT IS HEREBY ORDERED** that all stays and injunctions, including the automatic stays imposed
23 by U.S. Bankruptcy Code 362(a) are hereby terminated as to Movant with respect to that certain real
24 property which is subject of a Deed of Trust dated May 5, 2006, and recorded in the office of the Maricopa
25 County Recorder wherein Wells Fargo Bank, N.A. is the current beneficiary and Joseph Lee Mauk have an
26 interest in, further described as:

Lot 1, DESERT VISTA UNIT 1, according to the plat of record in the office of the County
Recorder of Maricopa County, Arizona, in Book 122 of Maps, page 35.

1 **IT IS FURTHER ORDERED** that this Order vacating the automatic stay imposed by U.S.
2 Bankruptcy Court Code 362(a) shall be binding and effective in the event the Debtor converts this case to
3 another chapter under the U.S. Bankruptcy Code.

4 **IT IS FURTHER ORDERED** that Movant may contact the Debtor(s) by telephone or written
5 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance Agreement,
6 or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement with Debtors.
7 However, Movant may not enforce, or threaten to enforce, any personal liability against Debtors if
8 Debtors' personal liability is discharged in this bankruptcy case.

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